

1 BILL NO. R-84-2-14

2 DECLARATORY RESOLUTION NO. R-19-84

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated  
6 February 3, 1984, to have the following described property  
7 designated and declared an "Economic Revitalization Area" under  
8 Division 6, Article II, Chapter 2 of the Municipal Code of the  
9 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-  
10 12.1., to-wit:

11 Buildings on General Electric Replat  
12 Lots 1 to 5 S. PT. Lots 1 and 9 and  
13 Lots 2 to 8 Wall Add Lots 30 and 31  
14 W. 28 Ft. Lot 32 Edsall's Sub and  
Vac Sts and Alleys E of Broadway  
and 10' SP Adj. McCullough Pk.;

15 said property more commonly known as 1635 Broadway, Fort Wayne,  
16 Indiana 46804;

17 WHEREAS, it appears that said petition should be pro-  
18 cessed to final determination in accordance with the provisions  
19 of said Division 6.

20 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
21 OF THE CITY OF FORT WAYNE, INDIANA:

22 SECTION 1. That, subject to the requirements of Section  
23 4, below, the property hereinabove described is hereby designated  
24 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
25 12.1. Said designation shall begin upon the effective date of  
26 the Confirming Resolution referred to in Section 3 of this Resolu-  
27 tion and shall continue for one (1) year thereafter. Said desig-  
28 nation shall terminate at the end of that one-year period.

29 SECTION 2. That upon adoption of this Resolution:

30 (a) Said Resolution shall be filed with the Allen  
31 County Assessor;  
32

(b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";

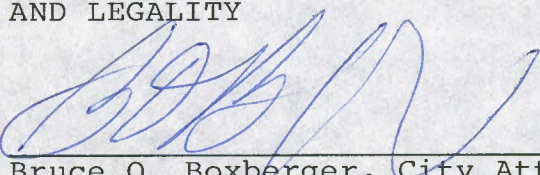
(c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

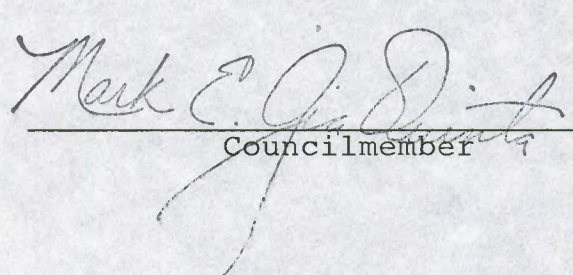
(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 2. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

APPROVED AS TO FORM  
AND LEGALITY

  
Bruce O. Boxberger, City Attorney

  
Councilmember

Read the first time in full and on motion by \_\_\_\_\_,  
seconded by \_\_\_\_\_, and duly adopted, read the second time  
by title and referred to the Committee \_\_\_\_\_ (and the City  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,  
Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_,  
19 \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., E.S.

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta,  
seconded by Stier, and duly adopted, placed on its  
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 2-14-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort  
Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. A-19-84  
on the 14th day of February, 1984,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Ray A. E. E. E. E.  
PRESIDING OFFICER

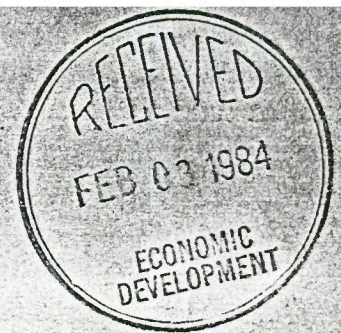
Presented by me to the Mayor of the City of Fort Wayne, Indiana,  
on the 15th day of February, 1984,  
at the hour of 2:00 o'clock P. .M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 21st day of February,  
1984, at the hour of 1 o'clock P. .M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-NEW MANUFACTURING EQUIPMENT-



This application is to be completed and signed by the owner of the property where the installation of new manufacturing equipment is to occur. The Common Council of the City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant GENERAL ELECTRIC COMPANY
2. Owner(s) General Electric Company
3. Address of Owner(s) 2000 Taylor Street  
Fort Wayne, Indiana 46804
4. Telephone Number of Owner(s) ( ) 219-428-4728
5. Relationship of Applicant to Owner(s) if any Same
6. Address of Applicant 2000 Taylor Street  
Fort Wayne, Indiana 46804
7. Telephone number of Applicant ( ) 219-428-4728
8. Address of Property Seeking Designation 1635 Broadway, Fort  
Wayne, Indiana 46804
9. Legal Description of Property Proposed for Designation (may be attached) Newly installed manufacturing equipment located at  
Key #94-2813-0001.

10. Township Wayne
11. Taxing District Fort Wayne
12. Current Zoning M3-Heavy Industrial
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Manufacturing
- 
- b. What is the condition of any structures on property? Fair
- 
15. Current Assessed Value of Machinery Equipment to be installed on the Real Estate Assessed value not yet determined
16. Amount of Personal Property Taxes Owed During the Immediate Past Year \$367 820 to be paid in 1984
17. Description of New Manufacturing Equipment to be installed on the Real Estate Various items of new manufacturing equipment and production tools used in the manufacture of motors and transformers per attached listing.
- 
18. Development Time Frame
- a. When will installation begin of the new manufacturing equipment? January 1, 1984
- b. When is installation expected to be completed? December 31, 1984
19. Cost of new manufacturing equipment? \$4 520 000 per attached listing

20. Has "new" manufacturing equipment ever been utilized in the State of Indiana prior to this project? \_\_\_\_\_ Yes   x   No

21. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be created as a result of the installation of this new manufacturing equipment? Project will keep facilities competitive

b. What is the nature of those jobs? Manufacture of motors and transformers

c. Anticipated time frame for reaching employment level stated above?

N/A

22. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

23. Undesirability for Normal Development

What evidence can be provided that the property on which the new manufacturing equipment will be installed "has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Plant located in a declining area

Plant located in Enterprise Zone

24. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Project will replace obsolete equipment and will contribute to the conservation and/or stability of neighborhoods by keeping business competitive.

25. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. None

26. Zoning Restrictions

Will the installation of this equipment require a rezoning, variance, or other approval?        Yes   X   No

27. Financing on Project

What is the status of financing connected with this project?

Internal - From Corporate profits and borrowings

I hereby certify that the information and representation on this Application are true and complete.

R. E. Jones

Signature(s) of Owners

2-3-84

Date

Mgr. - Accounting Operations

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Equipment to be installed:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing

Approved or Denied? Date:

Allocation Area:

GENERAL ELECTRIC COMPANY

BROADWAY STREET PLANT

SUMMARY

	( \$000 's ) <u>Amount</u>
1984 Planned Newly-Installed Manufacturing Equipment as Shown on Page 2	\$2 895
1984 Planned Production Tooling Expenditures as Shown on Page 3	<u>1 625</u>
Total	<u><u>\$4 520</u></u>

GENERAL ELECTRIC COMPANY

1984 PLANNED NEWLY-INSTALLED MANUFACTURING EQUIPMENT

BROADWAY STREET PLANT

Motor  
Facility

<u>Qty</u>	<u>Description</u>	<u>(\$000's)</u> <u>Amount</u>
2	Automated Die Caster and Aluminum Furnace	\$ 70
1	Endshield Turning Equipment	45
1	Automatic D.C. Coil Forming Equipment	28
1	Testing Equipment	47
1	Shaft Straightener	40
1	Winding Press	40
1	Automatic Commutator Turning Equipment	40
1	Endshield Shaft Turning Equipment	675
		<u>985</u>

Specialty  
Transformer  
Facility

15	Work Stations	150
2	Toroidal Winders	200
1	Miter Core Machine	420
10	Test Equipment	550
2	Final Test Equipment	200
1	Treat System	100
1	FAB Inspection System	60
1	Shunt Cutting Equipment	50
1	Degreaser	60
1	Surge Tester	40
10	HP Terminals	50
1	L/C Tester	30
		<u>1 910</u>

Total Broadway Plant

\$2 895

GENERAL ELECTRIC COMPANY

1984 PLANNED PRODUCTION TOOLING EXPENDITURES

BROADWAY STREET PLANT

Motor  
Facilities

<u>Description</u>	<u>(\$000's) Amount</u>
Carbide Lamination Dies	\$ 370
Winding and Injector Tooling	450
Winding Arbors	150
Die Cast Molds	230
End Shield Chucking Tools	80
Shaft Chucking Tools	80
Robot Hands	70
End Turn Press Blocking Tooling	70
	<u>1 500</u>

Specialty  
Transformer  
Facility

Arbors	55
Dies	20
Fixtures	50
	<u>125</u>

Total Broadway Plant	<u>\$1 625</u>
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APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant GENERAL ELECTRIC COMPANY
2. Owner(s) General Electric Company
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Fort Wayne, Indiana 46804
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5. Relationship of Applicant to Owner(s) if any Same
6. Address of Applicant 2000 Taylor Street  
Fort Wayne, Indiana 46804
7. Telephone number of Applicant ( ) 219-428-4728
8. Address of Property Seeking Designation 1635 Broadway,  
Fort Wayne, Indiana 46804
9. Legal Description of Property Proposed for Designation (may be attached) Buildings on General Electric Replat Lots 1 to 5 S. PT.  
Lots 1 and 9 and Lots 2 to 8 Wall Add Lots 30 and 31 W. 28 Ft.  
Lot 32 Edsall's Sub and Vac Sts and Alleys E of Broadway and 10'  
SP Adj. McCullough Pk.
10. Townwhip Wayne
11. Taxing District Fort Wayne - Wayne

12. Current Zoning M3-Heavy Industrial
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Manufacturing
- b. What Structure(s) (if any) are on the property? 30 Buildings, Fencing, Retaining Walls, and Overpass
- b. What is the condition of this structure/these structures? Fair
15. Current Assessed Value of Real Estate
- a. Land \$157 500
- b. Improvements \$1 611 100
16. Amount of Total Property Taxes Owed During the Immediate Past Year \$134 560
17. Description of Proposed Improvements to the Real Estate (See attached listing)
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin? January 1, 1984
- b. When is completion expected? December 31, 1984
19. Cost of Project (not including land costs) \$910 000 per attached listing

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? Project will keep facilities competitive.

lation of this new manufacturing equipment? \_\_\_\_\_

b. What is the nature of those jobs? Manufacture of motors, wire and electronic controls.

c. Anticipated time frame for reaching employment level stated above?

N/A

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) \_\_\_\_\_

None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? \_\_\_\_\_

Plant located in a declining area

Plant located in Enterprise Zone

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Project will update current facilities which will contribute to the conservation and/or stability of neighborhoods by keeping business competitive.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. None

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?        YES        X        NO

26. Financing on Project

What is the status of financing connected with this project?

Internal - From Corporate profits and borrowings

I hereby certify that the information and representation on this Application are true and complete.

R.E. Gray

Signature(s) of Owners

2-3-84

Date

Mrs. - Accounting Operators

Information Below to be filled in by Department of Economic Development:

Date Application Received:

\_\_\_\_\_

Date Application Forwarded to Law Dept:

\_\_\_\_\_

Date of Legal Notice Publication:

\_\_\_\_\_

Date of Public Hearing:

\_\_\_\_\_

Date of Building Permit:

\_\_\_\_\_

Approved or Denied? Date:

\_\_\_\_\_

Allocation Area:

\_\_\_\_\_

GENERAL ELECTRIC COMPANY

PLANNED 1984 REAL ESTATE EXPENDITURES

BROADWAY PLANT

<u>Description</u>	<u>(\$000's)</u> <u>Amount</u>
<u>Specialty Transformer Facility</u>	
Factory Lighting	\$110
Kal Wall	240
New Roofs	230
Concrete Floors	130
New Dock	75
Computer Room	110
Lighting	<u>15</u>
Total Broadway Plant	<u>\$910</u>



# The City of Fort Wayne

February 14, 1984

Mark GiaQuinta, Chairman of Finance  
Fort Wayne Common Council  
One Main Street  
Fort Wayne, IN 46802

Re: Tax Abatement Application For General Electric on Broadway

Dear Mr. GiaQuinta:

On February 3, 1984, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at 1635 Broadway as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

## Action

The Department of Economic Development conducted a staff review of the project on February 6, 1984. A formal review of the site and an interview with Mr. Bob Franz was conducted.

## Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

"SEE ATTACHED"

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.

Mark GiaQuinta  
February 14, 1984  
Page 2

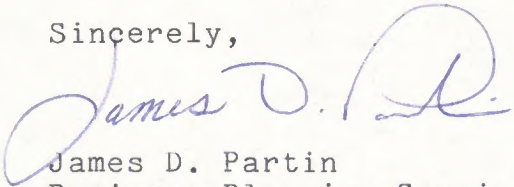
Rationale

The above stated recommendation is based upon the following rationale:

1. Cessation of Growth in the Area
2. Age Obsolescence
3. Substandard Buildings
4. Neighborhood Conservation and Stabilization
5. Increase in employment (undetermined at this time)

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,



James D. Partin  
Business Planning Specialist  
Department of Economic Development

hjk

Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution Q-84-02-14

DEPARTMENT REQUESTING ORDINANCE Economic Development Department

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1.

(Commonly known as 1635 Broadway, Fort Wayne, Indiana; General Electric Company).

EFFECT OF PASSAGE Project will update current facilities which will contribute to the conservation and/or stability of neighborhoods by keeping business competitive.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$910,000.00 (not including land cost)

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_